



Big Darby Accord Watershed Master Plan

Prepared for
City of Columbus
City of Hilliard
Grove City
Brown Township
Norwich Township

Pleasant Township
Prairie Township
Washington Township
Village of Harrisburg
Franklin County

EDAW

FINAL / JUNE 2006

Acknowledgements

The Accord planning process was made possible through the coordination, input and contribution of many people and agencies that deserve recognition.

Jurisdictions

The following jurisdictions and their elected leadership joined in the conception, funding and development of the Accord. They supported the Accord through allocation of funding, staff time, facilities and other resources.

Prepared by
EDAW Inc

In collaboration with
MSI Design
EMH&T
Ohio State University Extension
Squire, Sanders & Dempsey LLP
Schottenstein Zox & Dunn
Trans Associates

City of Columbus

Michael Coleman, Mayor
Matthew Habash, City Council President
Michael Mentel, City Council
Kevin Boyce, City Council
Mary Jo Hudson, City Council
Maryellen O'Shaughnessy, City Council
Patsy Thomas, City Council
Charleta Tavares, City Council

Franklin County

Paula Brooks, Commissioner – President
Mary Jo Kilroy, Commissioner
Dewey Stokes, Commissioner
Dean Ringle, County Engineer

City of Grove City

Cheryl Grossman, Mayor
Richard Lester, Council President
Ted Berry, City Council
Larry Corbin, City Council
Maria Klemack, City Council
Richard "Ike" Stage, City Council

Village of Harrisburg

Cindy Taylor, Mayor
April Porter, Village Council President
Rodney Collins, Village Council
Ellen Dawson, Village Council
Rebecca Peterson, Village Council
Janet Ray, Village Council
Richard Smith, Village Council

City of Hilliard

Don Schonhardt, Mayor
Bill Uttley, City Council President
Kim Allison, City Council
Scott Brown, City Council
Mike Cope, City Council
Dana Peacock, City Council
Tim Roberts, City Council
Brett Sciotto, City Council

Brown Township

Gary Dever, Trustee
Pamela Sayre, Trustee
Ronald Williams, Trustee

Norwich Township

Chuck Buck, Trustee
Larry Earman, Trustee
James Rice, Trustee

Pleasant Township

Keith Goldhardt, Trustee
Walter W. Krebs, Trustee
Dale Worthington, Trustee

Prairie Township

Douglas Stormont, Trustee
Stephen Kennedy, Trustee
Nichole Schlosser, Trustee

Washington Township

Denise Frantz King, Trustee
Gene Bostic, Trustee
Charles W. Kranstuber, Trustee

Group of Four (G4)

This appointed group guided the Accord process as representatives of the member jurisdictions.

Representing Townships

Tracy Hatmaker, Prairie Township Administrator

Representing the City of Columbus

Michael Reese, Deputy Chief of Staff

Representing Franklin County

Lee Brown, Planner

Representing Suburban Communities

Clyde Seidle, Hilliard Director of Public Service

Project Coordinator

Kevin Wheeler, City of Columbus

Stakeholder and Staff Representatives

The following are among the many stakeholder representatives and agency staff that contributed to the plan’s development.

- Cheryl Roberto, City of Columbus
- Vince Papsidero, City of Columbus
- Kusi Akuoko, Franklin County
- Susan Ashbrook, City of Columbus
- John Bain, Representative Property Owner
- Guy Blausser, Representative Property Owner
- Don Brosius, Township Representative
- Don Brown, Franklin County
- Steve Campbell, City of Columbus
- Pete Cass, City of Columbus
- Beth Clark, formerly of City of Columbus
- Pam DeDent, City of Hilliard
- Todd Dieffenderfer, City of Columbus
- Neil Distelhorst, Representative Property Owner
- Dan Dudley, Ohio Environmental Protection Agency (OEPA)
- Lee Edwards, Representative Property Owner
- Jennifer Fish, Franklin Soil and Water Conservation District
- Bob Gable, Ohio Department of Natural Resources
- Mike Galloway, OEPA
- Tim Hamilton, Hilliard Schools
- Linn Horn, Representative Property Owner
- Paul Lambert, Representative Property Owner
- Joe Martin, Representative Property Owner
- Nan Merritt, Affordable Housing Trust
- Dan O’Brien, Property Owner
- John O’Meara, Metro Parks
- Tammy Noble, formerly of Franklin County
- Malcolm Porter, Building Industry Association

- Rob Pritchard, Representative Property Owner
- Tim Richardson, Brown Township
- Anthony Sasson, The Nature Conservancy
- Erin Sherer, OEPA
- Mark Sherman, Franklin County
- Tom Shockley, Franklin County
- John Tetzloff, Darby Creek Association
- Brian Williams, American Farmland Trust
- Robert Williams, Franklin County
- Planning Division, City of Columbus
- City Attorney’s Office, City of Columbus
- Division of Sewerage of Drainage, City of Columbus

Meeting Space

Both Hilliard City Schools and South-Western City Schools were very generous in providing meeting space for public meetings. Each district hosted two public meetings with a total attendance of approximately 600.

In addition, Franklin County Engineer Dean Ringle hosted numerous stakeholder meetings throughout the process.

Meeting Sponsorship

In addition to the four public meetings held during the Accord process, the following organizations sponsored a panel discussion on the effort:

- 1,000 Friends of Central Ohio
- Building Industry Association of Ohio
- Darby Creek Association

Contents

Executive Summary

1.0 Introduction

1.1	Formation of the Accord	1.1
1.2	Plan Principles	1.4
1.3	Planning Process	1.6
1.4	Report Format	1.7

2.0 Plan Framework

2.1	By-Right Zoning	2.1
2.2	Infrastructure Considerations	2.4
2.3	Sensitivity Analysis	2.11
2.4	Water Quality and Biology	2.14

3.0 Land Use Plan

3.1	Conservation Strategy	3.2
3.1.1	Conservation Strategy Components	3.4
3.2	Existing Land Use	3.8
3.3	Proposed Land Use	3.13
3.3.1	Town Center	3.15
3.3.2	Conservation Development	3.17
3.3.3	Other Residential Uses	3.18
3.3.4	Mixed Use	3.18
3.3.5	Agriculture	3.19
3.3.6	Transportation Considerations	3.19
3.4	LEED Principles of Design	3.20
3.5	Water Quality	3.20
3.5.1	Water Quality Monitoring	3.20
3.5.2	Storm Water Management	3.23
3.5.3	Performance Goals	3.28
3.6	Stream Restoration	3.29
3.6.1	Hellbranch Run Watershed Opportunities	3.30
3.6.2	Other Restoration Opportunities	3.31
3.6.3	Stream Restoration Techniques	3.31
3.6.4	Funding for Stream Restoration Activities	3.34
3.6.5	Regional Stream Restoration	3.34
3.7	Floodplain Management	3.35

4.0 Land Use and Development Policies

4.1	General Development Practices	4.1
4.2	Environmental Components	4.1
4.2.1	Riparian Corridor Protection	4.1
4.2.2	Wetland Preservation and Mitigation	4.5
4.3	Open Space	4.6
4.4	Conservation Development	4.8
4.5	Rural Development	4.9
4.6	Town Center	4.10
4.7	Stormwater Management	4.12
4.7.1	Stormwater Quantity Control	4.12
4.7.2	Groundwater Recharge Criteria	4.12
4.7.3	Stormwater Quality Control	4.13
4.7.4	Floodplain Management	4.14
4.8	Stormwater Best Management Practices (BMP)	4.15
4.8.1	BMP Planning Process	4.15
4.8.2	System Ownership and Maintenance	4.17
4.8.3	BMP Toolkit	4.19
4.9	Utilities	4.26
4.9.1	Centralized Sewer	4.26
4.9.2	Non-centralized Sewer	4.27
4.10	Transportation	4.28
4.11	Trails and Greenways	4.29

5.0 Implementation

5.1	Big Darby Accord Advisory Committee	5.1
5.2	Development Review Process	5.2
5.2.1	Rezoning and Site Development Review Process	5.3
5.2.2	Detailed Review Process	5.5
5.2.3	Development Review Checklist	5.7
5.3	Other Coordinated Activities	5.8
5.3.1	Monitoring	5.8
5.3.2	Town Center Master Plan	5.12
5.3.3	Community Facilities	5.14
5.4	Open Space and Land Protection Programs	5.17
5.4.1	Land Conservation Tools	5.18
5.4.2	Recommended Conservation Programs	5.18
5.5	Revenue	5.24
5.5.1	Key Assumptions	5.24
5.5.2	Projections	5.25
5.5.3	Summary Revenue Considerations	5.26
5.5.4	Use of Revenue	5.26
5.6	Early Actions	5.26

Appendices

A.	Water Quality Modeling/Pilot Study
B.	Funding Sources
C.	Reference Information/GIS Sources
D.	Development Review Checklist
E.	Stormwater Utility
F.	Alternative Wastewater Systems

